

Situs : 210 ETTRICK ST

Parcel ID: 024-096

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

PAPINEAU JOSEPHINE A
AND STEPHEN M PA PINEAU
210 ETTRICK ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 40
Alternate ID 33
Vol / Pg LC/103728
District
Zoning R1C
Class Residential

Property Notes



024-096 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,770		90,320

Total Acres: .1554
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	90,300	90,300	0	86,800
Building	213,500	253,200	0	214,600
Total	303,800	343,500	0	301,400

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/06/20	JR	Field Review	Other
04/05/19	CP	Field Review	Other
12/08/16	H/P	Field Review	Other
05/04/01	RB	Entry & Sign	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/25/18	BPA 18 289	21,388	SOLARPANLS	100
03/29/18	68521	6,900	OTHER Repl Existing Portico	100
06/08/16	64825	9,969	SOLARPANLS	0
04/06/00	32451	19,900	BLDG Full Shed Dorme	100

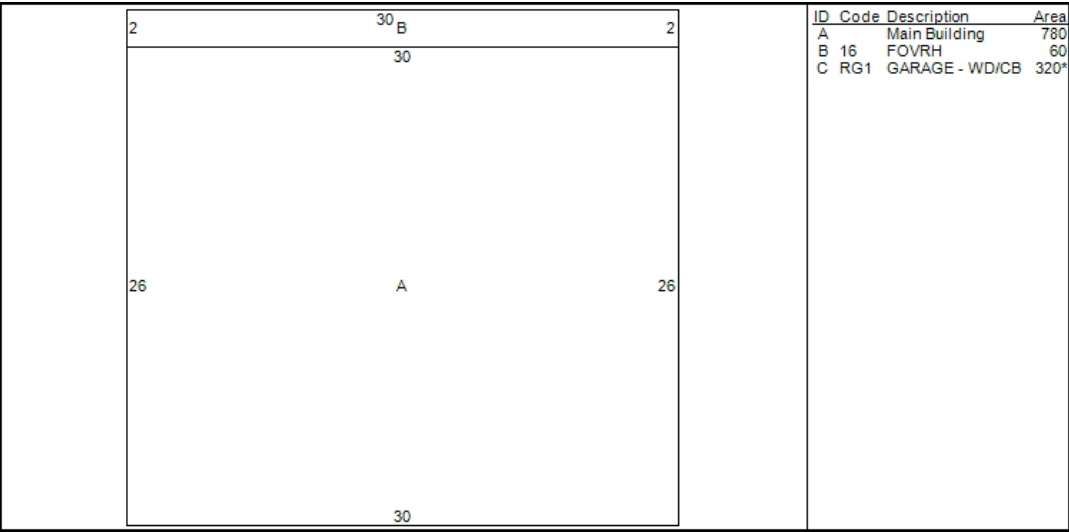
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/23/03		Land + Bldg	Transfer Of Convenience	LC/103728		
02/07/94	82,400	Land + Bldg	Valid Sale	LC/85928		

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Dwelling Information			
Style	Cape	Year Built	1950
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens	1	Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	276,663	% Good	78
Plumbing	9,062	% Good Override	
Basement	17,307	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	312,410	Additions	3,350
Ground Floor Area	780		
Total Living Area	1,425	Dwelling Value	247,030

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	320	320	1	1960	C	A	6,180

Condominium / Mobile Home Information	
Complex Name	
Condo Model	C+
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1			16		3,350	